

LAKESIDE/PEPPER DRIVE-BOSTONIA

2000 Census Population.....72,576

Community 2020 Target.....85,754

April 2004 WC Map Population87,860



APRIL 2004 WORKING COPY MAP

Key objectives in creating Lakeside/Pepper Drive-Bostonia's April 2004 Working Copy map include maintaining the rural equestrian character and providing opportunities for commercial and industrial uses. Residential densities range from Village Core high-density homes located in Pepper Drive-Bostonia to semi-rural and rural densities, primarily in the eastern and northern portions of the community. Lands with environmental or groundwater constraints were assigned a Rural Lands designation.

KEY COMMUNITY ISSUES

- Maintain rural character
- Preserve existing semi-rural neighborhoods
- Maintain Commercial and Industrial uses
- Preserve local historic town center
- Preserve essential habitat corridors
- Limit growth where infrastructure and public services are not readily available

COMMUNITY-SPECIFIC PLANNING RATIONALE

- Lakeside's Village and Village Core are substantially built-out, and for that reason minimal change is proposed to the southwest portion of the community, which includes the densely developed Pepper Drive-Bostonia area

- Assign low residential densities to agricultural areas and lands within the floodplain
- Assign low densities to areas that rely on limited groundwater and limited access

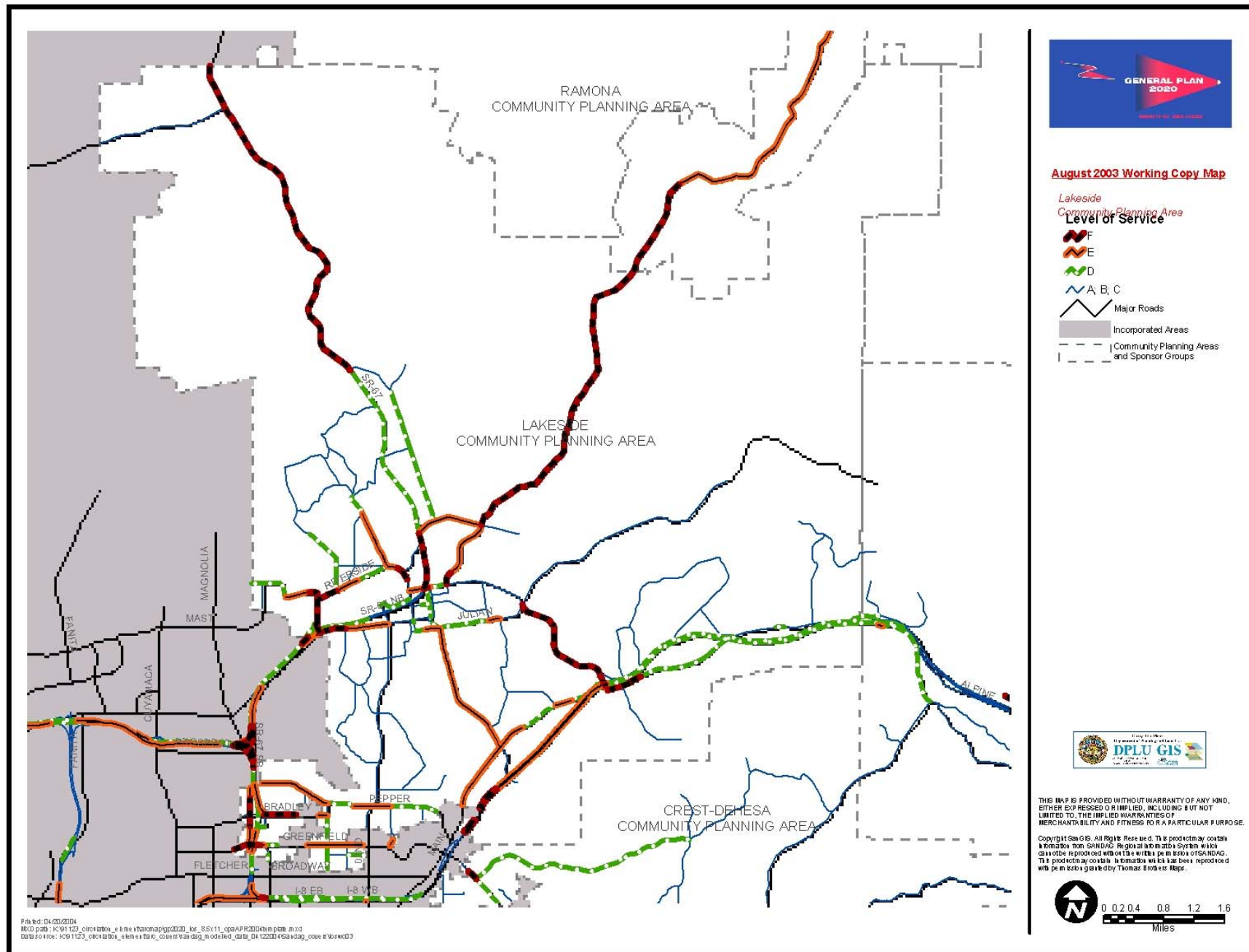
TRAFFIC FORECASTS

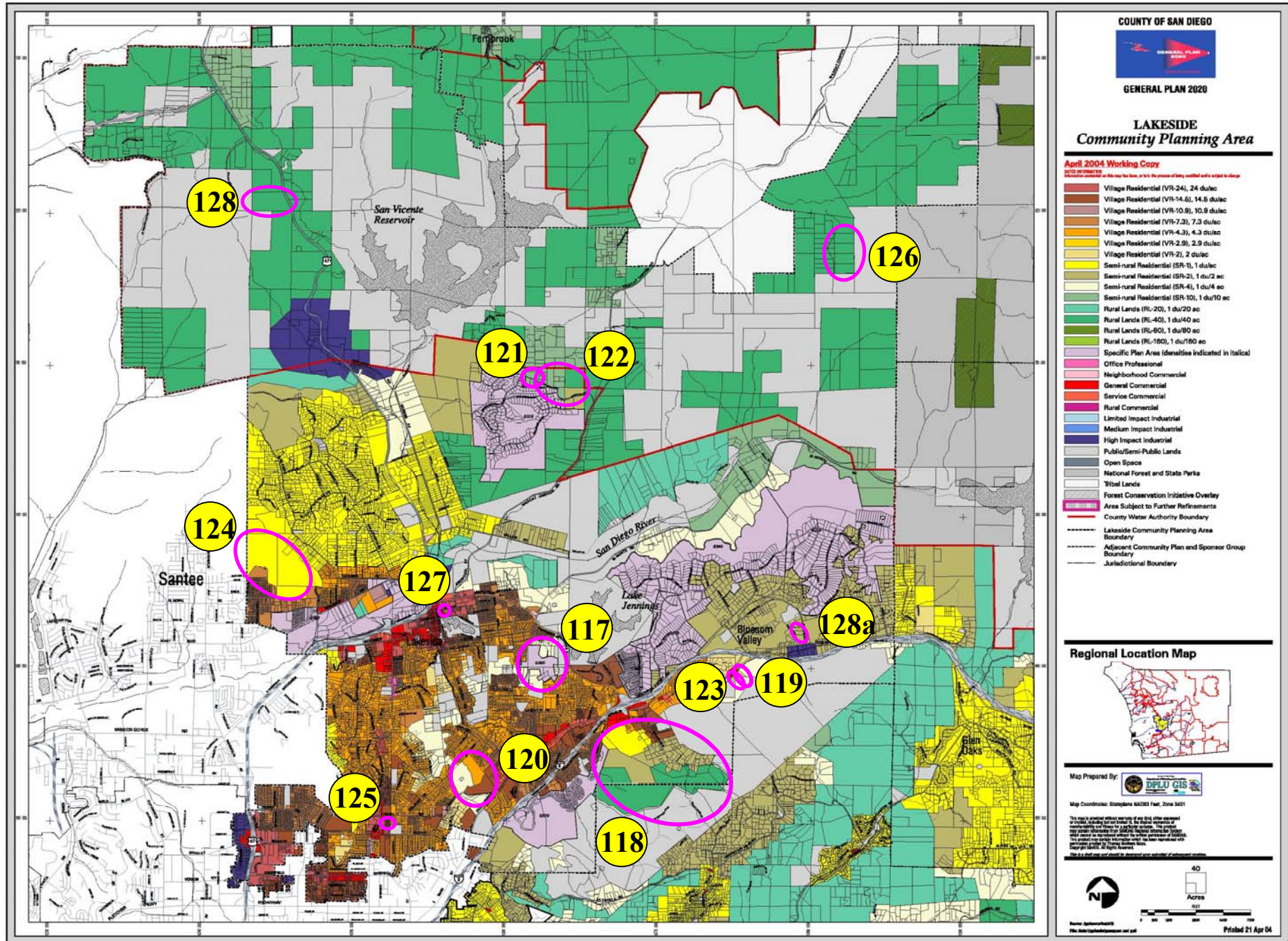
If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 54 lane-miles of roads operating at LOS E or F in Lakeside. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is about \$190 million.

Traffic forecasts for the April 2004 Working Copy map are improved over the existing general plan, which produces about 86 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$373 million for Lakeside.

Because Highway 67 and Wildcat Canyon Road are impacted by regional and casino traffic, lower residential densities in northern Lakeside were retained to reduce further impacts to those roads, which already operate at LOS E or F.

¹ Based on traffic forecasts for the August 2003 Working Copy map.





RESIDENTIAL PROPERTY REFERRALS

117	Thure Stedt (representing Green Hills Ranch)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/4 acres	Specific Plan Area (1.6)	Specific Plan Area (1.6)	Specific Plan Area (1.6)
118	John Musial/Russ Hunt (representing Rios Canyon Ranch)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre
		Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres
		Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none">• Assign densities based on the characteristics of the land• Locate growth near infrastructure, services and jobs		This referral of 595 acres is a pipelined project located south of Interstate 8 and is adjacent to the Crestridge Ecological Preserve. The referral has been working with staff to design a project that is sensitive to the land's environmental characteristics. Portions of the property that are located close to existing development and infrastructure carry a higher semi-rural density while portions located next to undeveloped public/semi-public lands reflect the characteristics of Rural Lands. A split designation allows preservation of steep slopes by clustering development in appropriate areas.	
119	Wendy Wyborny			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/2 acres	Village: 2 du/acre	Village: 2 du/acre	Village: 2 du/acre

120	Lee Vance				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Semi-Rural: 1 du/4 acres	Village: 4.3 du/acre Semi-Rural: 1 du/4 acres	Village: 4.3 du/acre Semi-Rural: 1 du/4 acres	Village: 4.3 du/acre Semi-Rural: 1 du/4 acres	
121	Anton Botter				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/10 acres	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>		
	<ul style="list-style-type: none"> Assign densities based on the characteristics of the land Locate growth near infrastructure, services and jobs 		<p>Muth Valley is accessed from Wildcat Canyon Road, which currently operates at a substandard level of service. The area is groundwater dependent and based on a recent preliminary groundwater study, density should be limited to 1 du/10 acres. Because of these service limitations, the April 2004 Working Copy map reflects the study's suggested designation of 1 du/10 acres.</p>		
122	Greg Lambron				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/10 acres	
	<u>Key Objectives</u>		<u>Rationale for April 2004 WC:</u>		
	<ul style="list-style-type: none"> Assign densities based on the characteristics of the land Locate growth near infrastructure, services and jobs 		<p>Muth Valley is accessed from Wildcat Canyon Road, which currently operates at a substandard level of service. The area is groundwater dependent and based on a recent preliminary groundwater study, density should be limited to 1 du/10 acres. Because of these service limitations, the April 2004 Working Copy map reflects the study's suggested designation of 1 du/10 acres.</p>		

123	Nadine Dailey				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Semi-Rural: 1 du/2 acres	Village: 2 du/acre	Village: 2 du/acre	Village: 2 du/acre	
124	Greg Lambron				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Village: 7.3 du/acre Semi-Rural: 1 du/acre	Village: 7.3 du/acre Semi-Rural: 1 du/acre	Village: 7.3 du/acre Semi-Rural: 1 du/acre	Village: 7.3 du/acre Semi-Rural: 1 du/acre	
125	W. Jay Pulver				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Village: 14.5 du/acre	Village: 14.5 du/acre	Village: 14.5 du/acre	Village: 14.5 du/acre	
126	Leonard, Monica, and Philip Teyssier				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1du/40 acres	

Key Objectives:

- *Create a model for community development*
- *Assign densities based on the characteristics of the land*
- *Locate growth near infrastructure, services and jobs*

Rationale for April 2004 WC:

Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.

This referral consists of four 20-acre parcels located in a large, undeveloped area between Barona and the El Capitan Open Space Preserve outside the CWA boundary. It is accessed by Wildcat Canyon Road, which currently operates at a substandard level of service. The slopes exceed 25 percent and in many areas, 50 percent. The region is groundwater dependent and is remote from public services and infrastructure. A Semi-Rural designation (1 du/10 acres) would not be consistent with the characteristics of the area. The Rural Lands designation meets the land use framework and the planning concepts for GP2020

127	Angeline Strommet and Josephine Albano			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Village: 24 du/acre	Village: 24 du/acre	Village: 24 du/acre	Village: 24 du/acre
128	Jayson and Phyllis Durham			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Create a model for community development• Assign densities based on the characteristics of the land• Locate growth near infrastructure, services and jobs		<u>Rationale for April 2004 WC:</u> <p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.</p> <p>This referral consisting of 72 acres is located west of State Route 67 between the San Vicente Reservoir and the Sycamore Canyon Open Space Preserve. The property is rugged and approximately fifty percent of the property has slopes that exceed 25 percent. State Route 67 currently operates at a substandard level of service. It is outside the CWA boundary and is groundwater dependent. Although there are some parcels in the area that are less than 10 acres, all but one parcel are part of the proposed North County MSCP area, which surrounds the property. A Semi-Rural designation (1 du/4 acres) would not be consistent with the characteristics of the area. The Rural Lands category is consistent with the planning concepts and appropriate for this request.</p>	
128a	Jim Waring			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres